

Littlemoor Lane, Balby Doncaster



# welcome to

# Littlemoor Lane, Balby Doncaster

GUIDE PRICE £140,000-£150,000. Ideal for a first time buyer or investor is this three bedroom semi detached property which is situated in this popular location of Balby with close links to local amenities, transport links and the motorway network. AVAILABLE WITH NO ONWARD CHAIN!













#### **Entrance Porch**

Accessed through a front facing double doors. There is tiling to the walls.

#### **Entrance Hall**

There is a central heating radiator and stairs which rise to the first floor landing.

#### Lounge

14' 6" into bay x 12' 11" (4.42m into bay x 3.94m) With a front facing bay double glazed window, coving to the ceiling and a gas feature fireplace as the focal point of the room.

#### **Dining Room**

12' 11" x 11' 5" ( $3.94m \times 3.48m$ ) With a rear facing double glazed window, a central heating radiator and a gas feature fireplace as the focal point of the room.

#### Kitchen

#### 9' 4" x 7' 4" ( 2.84m x 2.24m )

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a gas oven and a four ring gas hob and space for an under counter fridge and freezer. There is a useful pantry and a rear facing double glazed window.

#### **Rear Lobby**

There is a side door which provides additional access.

#### **Utility Room**

5' 6" x 6' 3" ( 1.68m x 1.91m ) With a rear facing single glazed window. Fitted with work surfaces with space and plumbing for a washing machine beneath.

#### **First Floor Landing**

There is a side facing double glazed window, a central heating radiator and loft access.

#### **Bedroom One**

14' 7" into bay x 11' 5" (4.45m into bay x 3.48m) A double room with a front facing bay double glazed window, a central heating radiator and coving to the ceiling.

#### Bedroom Two

12' 11" x 11' 5" ( 3.94m x 3.48m ) With a rear facing bay double glazed window and a central heating radiator.

#### **Bedroom Three**

7' 11" x 7' 6" ( 2.41m x 2.29m ) There is a front facing bay double glazed window, coving to the ceiling and a central heating radiator.

#### Bathroom

Fitted with a WC, a wash hand basin and a panelled bath with shower over There is a central heating radiator and a rear facing obscure double glazed window.

#### Outside

To the front of the property is an enclosed garden with a block paved driveway to provide off road parking. To the rear of the property is a lawned garden with a paved patio area. There is a shed.





### welcome to

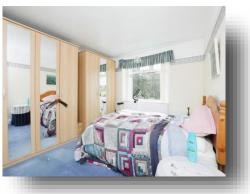
## Littlemoor Lane, Balby Doncaster

- GUIDE PRICE £140,000-£150,000.
- THREE BEDROOM SEMI DETACHED PROPERTY
- BAY FRONTED LOUNGE
- REAR ASPECT DINING ROOM
- UTILITY ROOM

Tenure: Freehold EPC Rating: E

# guide price **£140,000-£150,000**





view this property online williamhbrown.co.uk/Property/DCR122894



Property Ref: DCR122894 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

# william h brown



01302 327121

Balby Central Primary School



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER, South Yorkshire, DN1 3NX

Google Westfield Park Map data ©2024

Please note the marker reflects the

postcode not the actual property

Mansfield Rd



williamhbrown.co.uk